

***BIC Regular
Meeting of
June 15, 2022***

Agenda Item 4d

Department of Building Inspection Legislative Update

Building Inspection Commission Meeting, June 15, 2022

DBI has compiled the following summary of legislation affecting the San Francisco Building Code from the Board of Supervisors, as well as from Code Advisory Committee meetings and recommendations.

UPDATES/CURRENT AND UPCOMING ORDINANCES

Hearing Items

File No. 210198 – Hearing on the City's electric vehicle fleet to determine when the City could be expected to have an all-electric fleet at the current rate, what are the departments' projections for the next four years towards electrifying their fleet, and the status of each department's charging stations; and requesting the Department of Environment, San Francisco Airport, Public Utilities Commission, Police Department, Department of Building Inspection, Port, City Administrator's Office, and Real Estate Division to report.

STATUS: The hearing was held on May 5 at the Government Audit and Oversight Committee, and the item was continued to the call of the chair.

File No. 210954 – Hearing to receive progress updates on the seismic retrofit plan options for 301 Mission Street (also known as the Millennium Tower), based on public documents obtained by the Board of Supervisors and archived in File No. 160975; and requesting the Department of Building Inspections and project sponsor to present.

STATUS: A follow-up hearing was held at the January 6 meeting of the GAO committee. At the conclusion of the hearing, the item was continued.

File No. 210514 – Hearing on the oversight and safety of the construction conducted under the Mandatory Soft Story Retrofit Program to fully evaluate the concerns raised by the Structural Subcommittee of the Code Advisory Committee and the Structural Engineers Association of Northern California, specifically, but not limited to, the risk of gas pipe ruptures; and requesting the Department of Building Inspection, Structural Subcommittee of the Code Advisory Committee, Board of Examiners, Pacific Gas and Electric Company, Structural Engineers Association of Northern California, and other subject matter experts to report. Assigned to Land Use and Transportation Committee.

STATUS: The hearing was held on June 7, 2021 and was continued to the call of the chair.

File No. 220249 - Hearing on the Building Operations Component of the 2022 Climate Action Plan. The hearing is on the findings, strategies, and supporting actions of the Buildings Operations component of the City's 2022 Climate Action Plan; and requesting the Department of the Environment to report.

STATUS: Received and assigned to Land Use and Transportation Committee.

File No. 220164 - Hearing on permitted and illicit cannabis cultivation in San Francisco, the City's efforts to address public safety and fire hazard impacts, and to incentivize permitted cannabis cultivation in appropriate locations; and requesting the Office of Cannabis, Police Department, Fire Department, Department of Building Inspection, and Planning Department to report.

STATUS: Introduced on February 15, 2022. Not scheduled.

Legislation

File No. 220038 – Ordinance amending the San Francisco Fire Code to require automatic sprinkler systems in existing high-rise buildings

STATUS: The proposed ordinance was introduced on January 11 and was assigned to the Land Use and Transportation Committee. This item was heard at the April 13 Code Advisory Committee and the April 20 Building Inspection Commission. The BIC recommended amendments to the sponsor to align the existing Building Code with the new Fire Code. The BIC transmittal letter was received by the Board on May 19.

File No. 190946 – Ordinance amending the Administrative Code to add a definition of Tourist or Transient Use under the Residential Hotel Unit Conversion Ordinance.

STATUS: The proposed ordinance was considered by the BIC on June 17, 2020 and recommended for approval. It was continued to the call of the chair at the Land Use Committee. In November 2021, the sponsor requested that this item remain active for an additional six months.

File No. 220241 - Ordinance amending the Building Code to prohibit construction projects in buildings with any residential rental units, where the project would require the suspension of water or utility service to residential tenants, without the property owner providing alternative sources of water and power or reaching agreement with tenants, and to require installation of temporary insulation to mitigate noise and disruption to impacted residential tenants; adopting findings of local conditions under the California Health and Safety Code; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: Assigned under 30-day rule to Land Use and Transportation Committee. Hearing date not set.

Recently Passed Ordinances

File No. 211297 – Ordinance amending the Police Code to add Article 330 to require owners and covered contractors on certain residential construction projects to maintain a labor compliance bond and to condition release of such bond on specified labor standards compliance for work on the project; and amending the Building Code to require owners of such projects to file a labor compliance bond as a condition of receiving a permit for construction.

STATUS: The ordinance was signed by Mayor Breed on May 6.

File No. 220193 - Settlement of Lawsuit - Dennis Richards, Rachel Swann, Six Dogs, LLC - \$1,800,000. Ordinance authorizing settlement of the lawsuit filed by Dennis Richards, Rachel Swann and Six Dogs, LLC against the City and County of San Francisco for \$1,800,000; the lawsuit was filed on February 21, 2020, in United States District Court, Case No. 20-cv-01242-JCS; entitled Dennis Richards, et al. v. Department of Building Inspection, et al.; the lawsuit involves alleged civil rights violations and claims that the Department of Building Inspection revoked building permits to retaliate against persons critical of the Department.

STATUS: The settlement was signed by Mayor Breed on April 22.

File No. 210699/ ORD 208-21 – Ordinance amending the Planning Code to clarify the requirements for applications to construct Accessory Dwelling Units under the City’s local Accessory Dwelling Unit approval process; amending the Administrative Code to clarify that landlords may not remove tenant housing services without just cause and that issuance of a building permit does not constitute just cause; making findings as required by the Tenant Protection Act of 2019.

STATUS: The proposed ordinance was signed by Mayor Breed on November 12, 2021.

File No. 210934/ ORD 204-21 – Ordinance amending the Building Code to extend the time by approximately two years for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; to extend the period for granting extensions from those deadlines; and to extend the time for the Department of Building Inspection’s Report to the Board of Supervisors.

STATUS: The proposed ordinance was signed by Mayor Breed on November 12, 2021.

File No. 210741/ ORD 143-21– Ordinance waiving certain first-year permit, license, and business registration fees for businesses that commence engaging in business within the City from November 1, 2021 through October 31, 2022, have estimated first-year San Francisco gross receipts of \$2,000,000 or less, and have a registered business location that is for storefront commercial use and not formula retail uses; and refunding any waived fees paid to the City.

STATUS: The ordinance was signed by Mayor Breed on September 17, 2021.

File No. 210536/ ORD. 155-21– Ordinance amending the Health Code to 1) lower the threshold from 250,000 to 100,000 square feet of gross floor area for requiring that new buildings be constructed, operated, and maintained using specified alternate water sources for required non-potable uses; 2) exempt certain affordable housing projects and property uses from that requirement; 3) require that certain categories of new buildings use specific sources of non-potable water for specific purposes; 4) require that new developments with multiple buildings install an alternate water source system serving the entire development; 5) modify certain administrative review fees; and 6) require the payment of excess use charges and penalties for failure to properly use and maintain alternate water source systems; amending the Business and Tax Regulations Code to update certain annual license fee amounts for operating alternate water source systems

STATUS: The ordinance was signed by Mayor Breed on October 8, 2021.

File No. 201151/ ORD 144-21 – Ordinance amending the Environment Code and the Public Works Code to require transporters of construction and demolition debris to obtain a temporary or annual permit from the Department of Environment for their vehicles and debris boxes and to require facilities that process such debris to register with the Department of Environment.

STATUS: The ordinance was signed by Mayor Breed on September 24, 2021.

File No. 210285/ ORD 111-21 – Ordinance amending the Planning, Business and Tax Regulations, and Police Codes to assist small businesses in recovering from the economic effects of the pandemic. Among other things, it would expand the Proposition H streamlined review and inspection procedures to all principally permitted storefront uses.

STATUS: The ordinance was signed by the Mayor on August 4, 2021.

File No. 210563/ ORD. 117-21 – Ordinance amending the Environment Code to update the City's climate action goals and planning process, and establish departmental roles and responsibilities. The climate action goals include requiring zero onsite fossil fuel emissions from all large existing commercial buildings by 2035.

STATUS: The ordinance was signed by the Mayor on August 4, 2021.

TX REPORT

JOB NO. 1039
ST. TIME 06/09 10:36
SHEETS 2
FILE NAME

TX INCOMPLETE -----
TRANSACTION OK -----
ERROR 916286524701

To: SFHSS

From: Cynthia A. D'Amato / CCSF Department of Building
Inspection

Date: 06/09/2022

Attention: SFHSS Health Services

RE: Updating Group Life Insurance Enrollment and Beneficiary
Designation Form.

TO FAX#: (628)652²~~8~~-4701

Desk Phone: 628-652-3574

Work Email – cynthia.damato@sfgov.org

CALBO State Bills (as of June 07, 2022)

Note: This list includes state bills that CALBO (California Building Officials) is currently tracking.

AB 682 (Bloom D) Planning and zoning: density bonuses: shared housing buildings.

Introduced: 2/12/2021

Last Amended: 6/6/2022

Status: 6/6/2022-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on HOUSING.

Location: 5/4/2022-S. HOUSING

Summary:

The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for moderate-income, lower income, or very low income households and meets other requirements. This bill would additionally require that a density bonus be provided under these provisions to a developer who agrees to construct a housing development that is a shared housing building, as defined, that meets specified requirements and will contain either 10% of the units for lower income households, as defined, or 5% of the units for very low income households, as defined. The bill would specify that a shared housing building will only be eligible for one waiver or reduction of development standards, as specified, unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

Position: Watch

AB 916 (Salas D) Zoning: accessory dwelling units: bedroom addition.

Introduced: 2/17/2021

Last Amended: 5/11/2022

Status: 5/31/2022-In committee: Hearing postponed by committee.

Location: 5/4/2022-S. HOUSING

Summary:

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities.

Position: Watch

AB 965 (Levine D) Building standards: electric vehicle charging infrastructure.

Introduced: 2/17/2021

Last Amended: 6/29/2021

Status: 9/10/2021-Failed Deadline pursuant to Rule 61(a) (15). (Last location was INACTIVE FILE on 9/10/2021) (May be acted upon Jan 2022)

Location: 9/10/2021-S. 2 YEAR

Summary:

Would require the Department of Housing and Community Development to, when considering proposed building standards for future electric vehicle charging infrastructure in existing multifamily dwellings, consider whether electric vehicle charging standards shall only apply to multifamily dwellings or during the time of construction activity requiring a building or electrical permit in order to minimize the cost of installing infrastructure, and whether to require up to 20% of parking spaces in existing multifamily dwellings to support future installation of electric vehicle charging infrastructure. The bill would require the commission, by July 1, 2024, or the publication of the next interim California Building Code, whichever comes first, to research, develop, and propose building standards regarding the installation of future electric vehicle charging infrastructure for parking spaces for existing nonresidential development, as specified.

Position: Watch

AB 1078 (Patterson R) Energy: building standards: photovoltaic requirements.

Introduced: 2/18/2021

Status: 6/6/2022-From committee: Amend, and do pass as amended and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (May 31).

Location: 5/31/2022-S. APPR.

Summary:

Current law, until January 1, 2023, specifies that residential construction intended to repair, restore, or replace a residential building damaged or destroyed as a result of a disaster in an area in which a state of emergency has been proclaimed by the Governor, before January 1, 2020, is required to comply with the photovoltaic requirements, if any, that were in effect at the time the damaged or destroyed residential building was originally constructed and is not required to comply with any additional or conflicting photovoltaic requirements in effect at the time of repair, restoration, or replacement. Current law provides that this provision applies if certain requirements are met with respect to the owner's income and insurance coverage and the location and square footage of the construction. This bill would extend the operation of the above-described exemption from the State Energy Resources Conservation and Development Commission's requirements for the installation of photovoltaic systems until January 1, 2024, and would make the exemption inapplicable to emergencies declared by the Governor on and after January 1, 2021, thereby extending the exemption to residential buildings damaged or destroyed as a result of a disaster declared during the 2020 calendar year.

Position: Watch

AB 1329 (Nazarian D) Building codes: earthquakes: functional recovery standard.

Introduced: 2/19/2021

Last Amended: 6/30/2021

Status: 8/27/2021-Failed Deadline pursuant to Rule 61(a)(12). (Last location was APPR. SUSPENSE FILE on 8/16/2021) (May be acted upon Jan 2022)

Location: 8/27/2021-S. 2 YEAR

Summary:

Would, in addition to making specified findings and declarations, require the Building Standards Commission and the Department of Housing and Community Development to develop, adopt, approve, codify, and publish building standards that would require buildings not already under the authority of a different state agency to be designed and built to a functional recovery standard, as defined, for earthquake loads, as specified. The bill would require the commission and the department to actively consult with interested parties, as specified, in proposing and adopting functional recovery standards.

Position: Neutral

AB 1401 (Friedman D) Residential and commercial development: remodeling, renovations, and additions: parking requirements.

Introduced: 2/19/2021

Last Amended: 7/5/2021

Status: 8/27/2021-Failed Deadline pursuant to Rule 61(a) (12). (Last location was APPR. SUSPENSE FILE on 8/16/2021) (May be acted upon Jan 2022)

Location: 8/27/2021-S. 2 YEAR

Summary:

Would prohibit a public agency in a county with a population of 600,000 or more from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within 1/2 mile, as specified, of public transit, as defined. The bill would prohibit a public agency in a city with of 75,000 or more located in a county with a population of less than 600,000 from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the project is located within 1/4 mile, as specified, of public transit, as defined. The bill would create authorizations in this regard for a city or a county to which these prohibitions do not apply.

Position: Watch

AB 1551 (Santiago D) Planning and zoning: development bonuses: mixed-use projects.

Introduced: 2/19/2021

Last Amended: 1/13/2022

Status: 6/1/2022-From committee: Do pass and re-refer to Com. on GOV. & F. (Ayes 7. Noes 0.) (May 31). Re-referred to Com. on GOV. & F.

Location: 6/1/2022-S. GOV. & F.

Summary:

The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Previously existing law, until January 1, 2022, required a city, county, or city and county to grant a commercial developer a development bonus, as specified, when an applicant for approval of a commercial development had entered into an agreement for partnered housing with an affordable housing developer to contribute affordable housing through a joint project or 2 separate projects encompassing affordable housing. This bill would reenact the above-described provisions regarding the granting of development bonuses to certain projects. The bill would require a city or county to annually submit to the Department of Housing and Community Development information describing an approved commercial development bonus. The bill would repeal these provisions on January 1, 2028.

Position: Watch

AB 1695 (Santiago D) Affordable housing loan and grant programs: adaptive reuse.

Introduced: 1/25/2022

Last Amended: 4/18/2022

Status: 6/1/2022-Referred to Com. on HOUSING.

Location: 6/1/2022-S. HOUSING

Summary:

Current law establishes various programs and funding sources administered by the Department of Housing and Community Development

to enable the development of affordable housing, including, among others, the Building Homes and Jobs Act, the Multifamily Housing Program, and the Housing for a Healthy California Program. This bill would provide that any notice of funding availability issued by the department for an affordable multifamily housing loan and grant program shall state that adaptive reuse of a property for affordable housing purposes is an eligible activity. The bill would define "adaptive reuse" for these purposes to mean the retrofitting and repurposing of an existing building to create new residential units.

Position: Watch

AB 1721 (Rodriguez D) Seismic retrofitting: soft story multifamily housing.

Introduced: 1/27/2022

Last Amended: 5/19/2022

Status: 5/27/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/27/2022-S. RLS.

Summary:

Would establish the Seismic Retrofitting Program for Soft Story Multifamily Housing for the purposes of providing financial assistance to owners of soft story multifamily housing for seismic retrofitting to protect individuals living in multifamily housing that have been determined to be at risk of collapse in earthquakes, as specified. The bill would also establish the Seismic Retrofitting Program for Soft Story Multifamily Housing Fund, and its subsidiary account, the Seismic Retrofitting Account, within the State Treasury. Moneys in the fund would be available, upon appropriation by the Legislature, to the California Earthquake Authority for the purposes of distributing funds pursuant to the program. The bill would require the Controller, upon appropriation, to transfer \$400,000,000 annually to the fund. The bill would require OES and CEA to enter into or use a joint powers agreement to develop and administer the program, as specified. The bill would require OES and CEA to submit a specified report to the Legislature by July 1, 2042, regarding the implementation of the program. The bill would make these provisions inoperative on July 1, 2042, and would repeal them as of January 1, 2043.

Attachments:

[Support As Amended 3.21.22 Asm Approps](#)

Position: Support

[AB 1738](#) ([Boerner Horvath D](#)) **Building standards: installation of electric vehicle charging stations: existing buildings.**

Introduced: 1/31/2022

Last Amended: 4/25/2022

Status: 5/27/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/27/2022-S. RLS.

Summary:

Current law requires the Department of Housing and Community Development to propose to the California Building Standards Commission for consideration mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings, as specified. Current law requires the commission to adopt, approve, codify, and publish mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. This bill would recast these provisions to instead require mandatory building standards for the installation of electric vehicle charging stations with Level 2 or direct current fast charger electric vehicle supply equipment, as defined, to be researched, developed, and proposed for adoption (1) by the Department of Housing and Community Development for the installation in existing parking facilities serving multifamily dwellings, hotels, and motels and (2) by the commission for the installation in parking facilities serving existing nonresidential buildings, as specified.

Attachments:

[Joint Opposition Letter AB 1738 as Introduced](#)

Position: Oppose

[AB 1747](#) ([Quirk D](#)) **Contractors: disciplinary action.**

Introduced: 1/31/2022

Status: 6/1/2022-Referred to Com. on B., P. & E.D.

Location: 6/1/2022-S. B., P. & E.D.

Summary:

Under current law, willful or deliberate disregard by a licensed contractor of various state building, labor, and safety laws constitutes a cause for disciplinary action by the board. Current law provides for related disciplinary proceedings, requires the board to promulgate regulations covering the assessment of civil penalties under those disciplinary provisions, and authorizes a civil penalty not to exceed \$30,000 for specified violations. This bill would provide that the list of violations that constitute cause for a disciplinary action by the board includes a willful or deliberate disregard of any state or local law relating to the issuance of building permits, and would authorize a civil penalty not to exceed \$30,000 for any violation included on that above-specified list.

Attachments:

[CALBO Support As Introduced 1.31.22](#)

Position: Support

[AB 1873](#) ([Boerner Horvath D](#)) **Personal Income Tax Law: Corporation Tax Law: credits: electric vehicle charging stations.**

Introduced: 2/8/2022

Status: 3/22/2022-In committee: Hearing for testimony only.

Location: 2/18/2022-A. REV. & TAX

Summary:

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2025, and before January 1, 2030, in an amount equal to 40% of the amount paid or incurred in qualified costs by a qualified taxpayer during the taxable year for the installation of specified electric vehicle supply equipment in a covered multifamily dwelling, subject to certain maximum credit amounts. The bill would define various terms for these purposes. The bill would repeal these provisions as of December 1, 2030.

Attachments:

[CALBO Support Letter 2.8.22 Update](#)

Position: Support

[AB 1882](#) ([Rivas, Robert D](#)) **Hospitals: seismic safety.**

Introduced: 2/8/2022

Last Amended: 4/28/2022

Status: 5/25/2022-Referred to Com. on HEALTH.

Location: 5/25/2022-S. HEALTH

Summary:

The Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983 requires an owner of a general acute care inpatient hospital, no later than January 1, 2030, to either demolish, replace, or change to non-acute care use all hospital buildings not in substantial compliance with the regulations and standards developed pursuant to the act, or seismically retrofit all acute care inpatient hospital buildings so that they are in substantial compliance with those regulations and standards. Current law requires, within 60 days following the department's approval of a report relating to a general acute care hospital owner's plan to comply with those regulations and standards, a general acute hospital building owner to take specified actions, including informing the local office of emergency services or the equivalent agency, the Office of Emergency Services, and the department, of each building's expected earthquake performance. This bill would instead require general acute hospital building owners, commencing July 1, 2023, to take those actions annually until each of the hospital buildings owned by that owner are compliant with those regulations and standards.

Position: Watch

[AB 1989](#) ([Quirk D](#)) **Commercial property insurance: vehicle barrier discount.**

Introduced: 2/10/2022

Status: 5/18/2022-Referred to Com. on INS.

Location: 5/18/2022-S. INS.

Summary:

Current law authorizes an insurer to consider the installation of vehicle barriers as a safety measure and authorizes an insurer to provide or offer

a discount on the property owner's insurance covering damage or loss to the covered commercial property or liability arising out of the ownership, maintenance, or use of the commercial property relative to the reduced risk to the property resulting from the installation of the barriers, if the discount provided or offered is consistent with the requirements of Proposition 103. Current law defines a vehicle barrier for purposes of this provision to mean a safety device that meets, at a minimum, the vehicle impact protection standards as provided by the State Fire Marshal and adopted by the California Building Standards Commission and that is installed to protect persons located within, in, or on the property of, buildings, or to protect pedestrians, from collisions into those buildings by motor vehicles. This bill would include within that definition a vehicle barrier that meets those vehicle impact protection standards and that is installed to protect persons located in an adjacent outdoor area that is covered by the commercial property insurance policy and that is used for the purpose of outdoor dining, or to protect pedestrians, from collisions into those outdoor areas by motor vehicles.

Position: Watch

AB 1991 (Gabriel D) Motels and hotels: publicly funded shelter programs.

Introduced: 2/10/2022

Last Amended: 4/18/2022

Status: 6/1/2022-Referred to Com. on JUD.

Location: 6/1/2022-S. JUD.

Summary:

Current law regulates the terms and conditions of tenancies and defines the term "persons who hire" for the purpose of regulating residential tenancies. Current law excludes from these provisions, among other things, occupancy at a hotel or motel if certain conditions are met. This bill would provide that the continued occupancy of a shelter program participant, as defined, in a motel or hotel does not constitute a new tenancy and is not considered a "person who hires" for purposes of an unlawful detainer action if the shelter program meets the core components of Housing First, as defined, and specified requirements related to termination policies and

grievance processes. The bill would define “shelter program participant” as an occupant of a motel or hotel, as defined, who participates in specified city-, county-, continuum of care-, state-, or federally funded shelter, interim housing, motel voucher, or emergency shelter programs.

Position: Watch

AB 2002 (Villapudua D) Mobilehome parks: enforcement: violations.

Introduced: 2/14/2022

Last Amended: 5/2/2022

Status: 5/26/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/26/2022-S. RLS.

Summary:

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Current law provides for the enforcement of the act by the Department of Housing and Community Development and by every city, county, or city and county, collectively known as enforcement agencies. Current law requires an enforcement agency, after conducting an inspection and determining that a violation exists, to issue a notice to correct the violation to the registered owner or occupant, as specified. Current law requires the department to develop a list of local agencies that have home rehabilitation or repair programs for which registered owners or occupants of manufactured homes and mobilehomes may be eligible, and requires that list to be provided to a registered owner or occupant who receives a notice of violation. This bill would require the department, subject to appropriation by the Legislature for those purposes, to provide grants or other funding mechanisms to registered owners or occupants of mobilehomes or manufactured homes who are unable to afford the repair of their homes as required by the enforcement agency.

Attachments:

[CALBO Removal of Opposition As Amended 5.2.22](#)

[Oppose Unless Amended As Amended 4.7.22](#)

Position: Neutral

AB 2075 (Ting D) Energy: electric vehicle charging standards.

Introduced: 2/14/2022

Last Amended: 5/2/2022

Status: 6/1/2022-Referred to Coms. on HOUSING and E., U. & C.

Location: 6/1/2022-S. HOUSING

Summary:

Current law requires the California Building Standards Commission to adopt, approve, codify, and publish mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development, as specified. Current law requires the California Building Standards Commission and the Department of Housing and Community Development, in proposing and adopting those mandatory building standards, to consult interested parties. This bill would specify the State Energy Resources Conservation and Development Commission (Energy Commission) is an interested party that the California Building Standards Commission and the Department of Housing and Community Development are required to consult with in proposing and adopting those standards. The bill would require the California Building Standards Commission, as part of each triennial California Building Standards Code rulemaking cycle that commences on or after January 1, 2023, to convene a workshop or other collaborative process on electric vehicle charging infrastructure standards, and would require the Energy Commission, as part of its participation in the workshop or collaborative process, to incorporate the most recent update to a specified statewide assessment of electric vehicle charging infrastructure, any relevant electric load forecasts, and the statewide transportation electrification goals, as specified.

Attachments:

[CALBO Removal of Opposition As Amended 5.2.22](#)

[CALBO Oppose Unless Amended 2.14.22 Version](#)

Position: Neutral

AB 2139 (Gallagher R) Building standards: local rebuilding plans: state of emergency.

Introduced: 2/15/2022

Last Amended: 4/25/2022

Status: 6/1/2022-Referred to Com. on HOUSING.

Location: 6/1/2022-S. HOUSING

Summary:

Would, until January 1, 2029, and notwithstanding any subsequent updates to building standards approved by the California Building Standards Commission, permit an individual submitting a proposed development plan for a residential development to utilize, and require a local agency to allow the utilization of, a template floor plan if certain conditions are met, including that the proposed new development is located on the same parcel that contained a residential that was damaged or destroyed, prior to January 1, 2020, as a result of a disaster in an area for which a state of emergency was proclaimed by the Governor pursuant to the CESA. By imposing additional duties on local agencies, the bill would impose a state-mandated local program.

Position: Watch

AB 2164 (Lee D) Disability access: certified access specialist program: funding.

Introduced: 2/15/2022

Last Amended: 5/19/2022

Status: 6/1/2022-Referred to Coms. on G.O. and JUD.

Location: 6/1/2022-S. G.O.

Summary:

Current law requires the State Architect to establish and publicize a program for voluntary certification by the state of any person who meets specified criteria as a certified access specialist (CASp), as provided. Current law, on and after January 1, 2018, and until December 31, 2023, inclusive, requires any applicant for an original or renewal of a local business license or equivalent instrument or permit to pay an additional fee of \$4 for that license, instrument, or permit, or in any city, county, or city and county that does not issue a business license or an equivalent instrument or permit, existing law requires an applicant for a building permit to pay an additional fee of \$4, to be collected by the city, county, or city and

county that issued the license, instrument, or permit for specified purposes related to disability access, including the CASp program. Commencing January 1, 2024, that fee is reduced to \$1. Current law requires a portion of those fees to be deposited in the Disability Access and Education Revolving Fund. This bill would repeal the provision reducing the fee to \$1 commencing January 1, 2024, thereby extending the operation of this fee at the amount of \$4 indefinitely. By expanding the increased fee deposited into the Disability Access and Education Revolving Fund, this bill would make an appropriation.

Position: Watch

AB 2186 (Grayson D) Housing Cost Reduction Incentive Program.

Introduced: 2/15/2022

Last Amended: 5/2/2022

Status: 6/1/2022-Referred to Coms. on HOUSING and GOV. & F.

Location: 6/1/2022-S. HOUSING

Summary:

Would establish the Housing Cost Reduction Incentive Program, to be administered by the Department of Housing and Community Development, for the purpose of reimbursing cities, counties, and cities and counties for development impact fee reductions provided to qualified housing developments, as defined, and for the reasonable interest costs associated with impact fee deferrals. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50% of the amount of development impact fee reduced for a qualified housing development and grants to applicants in an amount equal to the accrued interest on a deferred development impact fee, as provided. This bill would require the department to administer these grants by issuing a Notice of Funding Availability before December 31 of the year that the program receives funding, as specified, and accepting grant applications after the subsequent year. The bill would require a public entity that receives grant funds under the program to use those funds solely for those purposes for which the development impact fee that was reduced or deferred would have been used. The bill would require the department to adopt guidelines to

implement the program and exempt those guidelines from the rulemaking provisions of the Administrative Procedure Act.

Position: Watch

AB 2221 (Quirk-Silva D) Accessory dwelling units.

Introduced: 2/15/2022

Last Amended: 6/6/2022

Status: 6/6/2022-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on HOUSING.

Location: 6/1/2022-S. HOUSING

Summary:

The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires a local ordinance to require an accessory dwelling unit to be either attached to, or located within, the proposed or existing primary dwelling, as specified, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. This bill would specify that an accessory dwelling unit that is detached from the proposed or existing primary dwelling may include a detached garage.

Position: Watch

AB 2232 (McCarty D) School facilities: heating, ventilation, and air conditioning systems.

Introduced: 2/15/2022

Last Amended: 5/19/2022

Status: 5/26/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/26/2022-S. RLS.

Summary:

Would require a covered school, defined as a school district, a county office of education, a charter school, a private school, the California Community Colleges, or the California State University, and would request the

University of California, to ensure that facilities have heating, ventilation, and air conditioning (HVAC) systems that meet specified minimum ventilation rate requirements, unless the existing HVAC system is not capable of safely and efficiently providing the minimum ventilation rate, in which case the bill would require a covered school, and request the University of California, to ensure that its HVAC system meets the minimum ventilation rates in effect at the time the building permit for installation of that HVAC system was issued. The bill would also require a covered school, and request the University of California, to install filtration that achieves minimum efficiency reporting values (MERV) levels of 13 or higher where feasible with the existing HVAC system. The bill would require, during the 2022 Intervening Code Adoption Cycle of the California Building Standards Code, the Division of the State Architect to research, develop, and propose for adoption mandatory standards for carbon dioxide monitors in classrooms of a covered school and the University of California.

Position: Watch

AB 2234 (Rivas, Robert D) Planning and zoning: housing: postentitlement phase permits.

Introduced: 2/15/2022

Last Amended: 5/2/2022

Status: 6/1/2022-Referred to Coms. on GOV. & F. and HOUSING.

Location: 6/1/2022-S. GOV. & F.

Summary:

The Housing Accountability Act, among other things, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, specified housing development projects, including projects for very low, low, or moderate-income households and projects for emergency shelters, that comply with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time the application for the project is deemed complete, unless the local agency makes specified written findings supported by a preponderance of the evidence in the record. The act authorizes a project applicant, a person who would be eligible to apply for residency in the housing development or emergency shelter, or a housing organization to bring a lawsuit to enforce

its provisions. This bill would require a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, as defined, to post an example of an ideal application and an example of an ideal complete set of postentitlement phase permits for the ___ most common housing development projects in the jurisdiction, and to make those items available to all applicants for these permits no later than January 1, 2024. The bill would define "local agency" for these purposes to mean a city, county, or city and county. No later than January 1, 2024, except as specified, the bill would require a local agency to require permits to be applied for, completed, and stored through a process on its internet website, and to accept applications and related documentation by electronic mail until that internet website is established.

Attachments:

[Joint Opposition Letter Asm Housing 4.21.22](#)

[Joint Opposition Letter AB 2234 4.6.22 Amends](#)

Position: Oppose

[AB 2295](#) (Bloom D) Local educational agencies: housing development projects.

Introduced: 2/16/2022

Last Amended: 5/2/2022

Status: 5/27/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/27/2022-S. RLS.

Summary:

Would deem a housing development project an allowable use on any real property owned by a local educational agency, as defined, if the housing development satisfies certain conditions, including other local objective zoning standards, objective subdivision standards, and objective design review standards, as described. The bill would deem a housing development that meets these requirements consistent, compliant, and in conformity with local development standards, zoning codes or maps, and the general plan. The bill, among other things, would authorize the land used for the development of the housing development to be jointly used or jointly occupied by the local educational agency and any other party,

subject to specified requirements. The bill would exempt a housing development project subject to these provisions from various requirements regarding the disposal of surplus land. The bill would repeal its provisions on January 1, 2033.

Position: Watch

AB 2322 (Wood D) California building standards: fire resistance: occupancy risk categories.

Introduced: 2/16/2022

Last Amended: 4/27/2022

Status: 6/1/2022-Referred to Com. on G.O.

Location: 6/1/2022-S. G.O.

Summary:

The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code, which is required to be published once every 3 years. This bill would require the State Fire Marshal, prior to the next triennial edition of the California Building Standards Code adopted after January 1, 2023, to research and develop, and would authorize the State Fire Marshal to propose to the California Building Standards Commission, mandatory building standards for fire resistance based on occupancy risk categories in very high, high, and moderate California fire severity zones in state responsibility areas, local responsibility areas, and in land designated as a Wildland Urban Interface Fire Area by cities and other local agencies under specified provisions of the California Building Standards Code. The bill would require those building standards to apply to nonresidential, critical infrastructure buildings and to include certain fire rating requirements for structures under specified risk categories.

Position: Oppose

AB 2382 (Lee D) Light pollution control.

Introduced: 2/17/2022

Last Amended: 4/20/2022

Status: 6/1/2022-Referred to Com. on G.O.

Location: 6/1/2022-S. G.O.

Summary:

The Warren-Alquist State Energy Resources Conservation and Development Act requires the State Energy Resources Conservation and Development Commission to adopt, among other regulations, lighting and other building design and construction standards that increase efficiency in the use of energy for new residential and nonresidential buildings to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, including energy associated with the use of water, and to manage energy loads to help maintain electrical grid reliability. Current law also requires the commission to adopt standards for minimum levels of operating efficiency and other cost-effective measures to promote the use of certain energy- and water-efficient appliances. This bill would require, with certain exceptions, a state agency, as defined, to ensure that between the hours of 11 p.m. and sunrise, an outdoor lighting fixture that is installed or replaced on a building or structure on or after January 1, 2023, that is owned, leased, or managed by a state agency to meet prescribed standards, such as requiring that fixture to be motion activated with a duration of fewer than 15 minutes and equipped with an automatic shutoff device.

Position: Watch

AB 2446 (Holden D) Embodied carbon emissions: construction materials.

Introduced: 2/17/2022

Last Amended: 4/7/2022

Status: 6/1/2022-Referred to Coms. on E., U. & C. and E.Q.

Location: 6/1/2022-S. E. U., & C.

Summary:

Current law requires the State Energy Resources Conservation and Development Commission to adopt regulations on building design and construction standards that increase efficiency in the use of energy and water for new residential and nonresidential buildings, and energy and water conservation performance standards for new residential and

nonresidential buildings. This bill would require the commission to develop a framework for measuring and then reducing carbon intensity in the construction of new buildings, including those for residential uses. The bill would require the commission to design the framework to achieve an 80% net reduction, as compared to 2020 levels, in the carbon intensity of construction and materials used in new construction by 2045, with interim goals of 20% below 2020 levels by 2030 and 40% below 2020 levels by 2035.

Position: Oppose

AB 2597 (Bloom D) Safe indoor air temperatures.

Introduced: 2/18/2022

Last Amended: 5/19/2022

Status: 5/27/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/27/2022-S. RLS.

Summary:

Would require the California Building Standards Commission, commencing with the next triennial edition of the California Building Standards Code adopted after January 1, 2023, to adopt, approve, codify, and publish mandatory building standards for safe indoor ambient air temperature in dwelling units. The bill would require the Department of Housing and Community Development to develop and propose mandatory building standards for this purpose and would require the department and the commission to consult with stakeholders, as specified, in developing those standards. The bill would also state the intent of the Legislature regarding those standards.

Attachments:

[Support If Amended 4.19.22](#)

[Notice of Neutrality CALBO 4.25.22](#)

Position: Watch

AB 2668 (Grayson D) Planning and zoning: housing: streamlined, ministerial approval.

Introduced: 2/18/2022

Last Amended: 6/6/2022

Status: 6/6/2022-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on HOUSING.

Location: 5/25/2022-S. HOUSING

Summary:

The Planning and Zoning Law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. Current law specifies that a development is consistent with the objective planning standards if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. This bill would clarify that a development subject to these provisions is subject to a streamlined, ministerial approval process, and not subject to a conditional use permit or any other non-legislative discretionary approval.

Position: Watch

AB 2705 (Quirk-Silva D) Housing: fire safety standards.

Introduced: 2/18/2022

Last Amended: 5/23/2022

Status: 5/27/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/27/2022-S. RLS.

Summary:

Current law requires the State Fire Marshal to prepare, adopt, and submit building standards and other fire and life safety regulations to the California Building Standards Commission for approval establishing minimum requirements for the storage, handling, and use of hazardous materials. Current law requires the State Fire Marshal to seek the advice of the Secretary for Environmental Protection in establishing those requirements. This bill would prohibit the legislative body of a city or county from approving a discretionary entitlement, as defined, that would result in a new residential development project, as defined, being located within a very high fire

hazard severity zone, unless the city or county finds that the residential development project will meet specified standards intended to address wildfire risks, as specified, and would provide that these provisions do not limit or prohibit a legislative body of a city or county from adopting more stringent standards.

Position: Support if Amended

AB 2829 (Low D) Certified Access Specialist Inspection Grant Program.

Introduced: 2/18/2022

Last Amended: 4/20/2022

Status: 5/19/2022-In committee: Held under submission.

Location: 5/11/2022-A. APPR. SUSPENSE FILE

Summary:

Current law requires the State Architect to establish and publicize a program for the voluntary certification by the state of any person who meets specified criteria as a certified access specialist (CASp) to inspect, among other things, businesses for compliance with accessibility building standards. Current law requires the State Architect to publish and regularly update a list CASps and a list of businesses that have been inspected by a CASp. Current law requires the State Architect to develop a process by which a business may notify the State Architect that a structure or area has had a CASp inspection and to develop a form for businesses to notify the public that the business has obtained a CASp inspection. This bill, until January 1, 2028, would establish the Certified Access Specialist Inspection Grant Program to assist small businesses in obtaining CASp inspections, and would require the State Architect to administer the program. The bill would authorize small businesses, defined to mean a business with fewer than 50 employees, as specified, with a physical property in the state, to apply for a grant for a CASp inspection of the small business's property, in an amount equal to the actual cost of the inspection, not to exceed \$3,000 per inspection. The bill would require the State Architect to develop an application and to develop criteria to evaluate and award the grants, as specified, and would require the State Architect to annually submit a report to the Legislature on the results of the program.

Attachments:

[Support As Amended 4.20.22](#)

[CALBO Support Asm Rev and Tax](#)

Position: Support

AB 2863 (Wilson D) Green building standards: bicycle parking.

Introduced: 2/18/2022

Last Amended: 4/21/2022

Status: 5/27/2022-In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/27/2022-S. RLS.

Summary:

Would require the Department of Housing and Community Development, upon the next triennial update of the California Green Building Standards Code that occurs on or after January 1, 2023, to research, develop, and propose for adoption mandatory building standards for short-term and long-term bicycle parking in multifamily residential buildings, hotels, and motels. The bill would also require the commission, upon the next triennial update, to research, develop, and adopt revised mandatory building standards for short-term and long-term bicycle parking in nonresidential buildings. The bill would require the department and the California Building Standards Commission, in developing these standards, to develop minimum mandatory bicycle parking standards using a method that is independent of the number of vehicle parking spaces. The bill would include related legislative findings.

Position: Watch

SB 12 (McGuire D) Local government: planning and zoning: wildfires.

Introduced: 12/7/2020

Last Amended: 6/6/2022

Status: 6/6/2022-From committee with author's amendments. Read second time and amended. Re-referred to Com. on H. & C.D.

Location: 5/24/2022-A. H. & C.D.

Summary:

The Planning and Zoning Law requires the legislative body of a city or

county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a housing element and a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic and seismic hazards, flooding, and wildland and urban fires. Current law requires the housing element to be revised according to a specific schedule. Current law requires the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element. Current law requires that the Office of Planning and Research, among other things, coordinate with appropriate entities, including state, regional, or local agencies, to establish a clearinghouse for climate adaptation information for use by state, regional, and local entities, as provided. This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after July 1, 2024, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires, as specified, and would require the planning agency to submit the adopted strategy to the Office of Planning and Research for inclusion into the above-described clearinghouse

Position: Oppose

SB 379 (Wiener D) Residential solar energy systems: permitting.

Introduced: 2/10/2021

Last Amended: 5/31/2022

Status: 5/31/2022-From committee with author's amendments. Read second time and amended. Re-referred to Com. on L. GOV.

Location: 5/5/2022-A. L. GOV.

Summary:

Would require every city, county, or city and county to implement an online, automated permitting platform that verifies code compliance and issues

permits in real time or allows the city, county, or city and county to issue permits in real time for a residential solar energy system, as defined, that is no larger than 38.4 kilowatts alternating current nameplate rating and a residential energy storage system, as defined, paired with a residential solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating. The bill would require a city, county, or city and county to amend a certain ordinance to authorize a residential solar energy system and a residential energy storage system to use the online, automated permitting platform.

Attachments:

[CALBO Notice of Removal Of Opposition Letter As Amended 1.12.22](#)

[CALBO Oppose Unless Amended as Amended 1.3.22](#)

Position: Neutral

[SB 833](#) ([Dodd](#) D) Community Energy Resilience Act of 2022.****

Introduced: 1/4/2022

Last Amended: 3/21/2022

Status: 6/2/2022-Referred to Com. on U. & E.

Location: 6/2/2022-A. U. & E.

Summary:

Current law assigns the State Energy Resources Conservation and Development Commission various duties, including applying for and accepting grants, contributions, and appropriations, and awarding grants consistent with the goals and objectives of a program or activity the commission is authorized to implement or administer. This bill, the Community Energy Resilience Act of 2022, would require the commission to develop and implement a grant program for local governments to develop community energy resilience plans that help achieve energy resilience objectives and state clean energy and air quality goals.

Position: Watch

[SB 855](#) ([Newman](#) D) Childhood Drowning Data Collection Pilot Program.****

Introduced: 1/19/2022

Last Amended: 3/28/2022

Status: 6/2/2022-Referred to Com. on HEALTH.

Location: 6/2/2022-A. HEALTH

Summary:

Would establish the Childhood Drowning Data Collection Pilot Program, to be administered by the State Department of Public Health, to collect detailed data on childhood fatal and nonfatal drownings in California, as specified. The bill would require the department, on or before January 1, 2024, to seek to collaborate with at least 5 but no more than 10 county child death review teams or other local agencies, as specified. The bill would require the department to submit various reports to the appropriate legislative policy committees, as specified. The bill would require the department, based on those reports, to develop a California Water Safety Action Plan for Children and a standardized form for counties to use in reporting drownings statistics. The bill would require the department to seek to fund this program through already existing specified funds, to the extent that use of existing funding does not jeopardize federal funding.

Attachments:

[CALBO Support 1.19.22 Version](#)

Position: Support

[SB 884](#) (McGuire D) Electricity: expedited utility distribution infrastructure undergrounding program.

Introduced: 1/26/2022

Last Amended: 4/26/2022

Status: 5/24/2022-In Assembly. Read first time. Held at Desk.

Location: 5/23/2022-A. DESK

Summary:

Would require the Public Utilities Commission to establish an expedited utility distribution infrastructure undergrounding program, and would authorize a large electrical corporation, as defined, to participate in the program by submitting to the commission, on or before July 1, 2023, a plan that identifies the eligible undergrounding projects that it will construct as part of the program, including timelines for the completion of those undergrounding projects, as specified. If the commission approves the electrical corporation's plan, the bill would require a telecommunications provider to cooperate with the electrical corporation to underground any of

its infrastructure on utility poles that will be removed as part of an undergrounding project, except as specified, require each undergrounding project to fully exhaust all available federal, state, and other nonratepayer moneys before any costs are recovered from ratepayers, and deem each undergrounding project to be an environmental leadership development project for purposes of the Jobs and Economic Improvement Through Environmental Leadership Act of 2021 and a development project for purposes of the Permit Streamlining Act, as specified. The bill would require that an electrical corporation earn a rate of return on its investments or expenditures made pursuant to the program, subject to a performance metric developed by the commission that would, at a minimum, require the withholding of those earnings until 60 consecutive months have elapsed without either the undergrounding project's infrastructure causing a deenergization event or a wildfire resulting from the undergrounding project's infrastructure.

Position: Watch

SB 896 (**Dodd D**) **Wildfires: defensible space: grant programs: local governments.**

Introduced: 2/1/2022

Last Amended: 5/5/2022

Status: 5/27/2022-Referred to Com. on NAT. RES.

Location: 5/27/2022-A. NAT. RES.

Summary:

Current law requires the Director of Forestry and Fire Protection to establish a statewide program to allow qualified entities, including counties and other political subdivisions of the state, to support and augment the Department of Forestry and Fire Protection in its defensible space and home hardening assessment and education efforts. Current law requires the director to establish a common reporting platform that allows defensible space and home hardening assessment data, collected by the qualified entities, to be reported to the department. This bill would require any local governmental entity that is qualified to conduct these defensible space assessments in very high and high fire hazard severity zones, as specified, and that reports that information to the department, to report that information using the

common reporting platform. The bill would require the department, on December 31, 2023, and annually thereafter, to report to the Legislature all defensible space data collected through the common reporting platform, as provided.

Position: Watch

SB 897 (Wieckowski D) Accessory dwelling units: junior accessory dwelling units.

Introduced: 2/1/2022

Last Amended: 5/19/2022

Status: 6/2/2022-Referred to Coms. on H. & C.D. and L. GOV.

Location: 6/2/2022-A. H. & C.D.

Summary:

The Planning and Zoning Law authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Current law authorizes a local agency to impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, and maximum size of a unit. This bill would require that the standards imposed on accessory dwelling units be objective. For purposes of this requirement, the bill would define "objective standard" as a standard that involves no personal or subjective judgment by a public official and is uniformly verifiable, as specified.

Attachments:

[CALBO CACEO Joint Opposition Letter as amended 3.14.22](#)

[CALBO Opposition Letter 3.14.22 Amends](#)

Position: Oppose

SB 1026 (Wieckowski D) Residential energy efficiency disclosure statement: requirements.

Introduced: 2/15/2022

Last Amended: 5/4/2022

Status: 5/27/2022-Referred to Coms. on JUD. and U. & E.

Location: 5/27/2022-A. JUD.

Summary:

Current law requires the State Energy Resources Conservation and

Development Commission to prescribe, by regulation, energy efficiency standards for lighting, insulation, climate control systems, and building design and construction standards for new residential and new nonresidential buildings. Current law requires the commission to also develop a public domain computer program that enables contractors, builders, architects, engineers, and government officials to estimate the energy consumed by residential and nonresidential buildings. Current law regulates the terms and conditions of residential tenancies and imposes various requirements on owners of residential properties and their agents. This bill would require the commission to prepare a residential energy efficiency disclosure statement form for owners of residential properties and their agents to use to disclose to prospective tenants' information about the energy efficiency of the property.

Position: Watch

SB 1063 (Skinner D) Energy: appliance standards and cost-effective measures.

Introduced: 2/15/2022

Last Amended: 4/18/2022

Status: 5/27/2022-Referred to Coms. on NAT. RES. and U. & E.

Location: 5/27/2022-A. NAT. RES.

Summary:

Current law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, standards for minimum levels of operating efficiency, and authorizes the commission to prescribe other cost-effective measures, to promote the use of energy- and water-efficient appliances whose use requires a significant amount of energy or water. Current law requires that those standards become effective no sooner than one year after their date of adoption or revision and requires that they not result in any added total costs for consumers over the designed life of the impacted appliances. Current law prohibits the sale, and the offering for sale, of a new appliance unless its manufacturer certifies that it complies with the standards in effect at the time the appliance is manufactured. This bill would authorize the commission, upon considering specified factors and making a finding of good cause, to make

the standards effective sooner than one year after their date of adoption or revision, as specified. The bill would require that those other cost-effective measures prescribed by the commission also not result in any added total costs for consumers over the designed life of the impacted appliances.

Position: Watch

SB 1076 (Archuleta D) Lead-based paint.

Introduced: 2/15/2022

Last Amended: 4/18/2022

Status: 6/2/2022- Referred to Coms. on E.S. & T.M. and JUD.

Location: 6/2/2022-A. E.S. & T.M.

Summary:

Current law requires the State Department of Public Health to implement and administer a residential lead-based paint hazard reduction program, as specified, including adopting regulations regarding accreditation of providers of health and safety training to employees who engage in or supervise lead-related construction work, as defined, and certification of employees who have successfully completed that training. Current law requires the department to adopt regulations to establish and impose fees for those accreditations and certifications and for licensing entities engaged in lead-related occupations, as specified. Current law requires those fees to be deposited into the Lead-Related Construction Fund, as specified, and to be available for specified uses upon appropriation by the Legislature. This bill would require the department to review and amend its regulations governing lead-related construction work, including training and certification for workers and accreditation for trainers in lead-safe work practices, to comply with existing state regulations and the United States Environmental Protection Agency's Lead Renovation, Repair, and Painting Rule, as specified.

Position: Watch

SB 1164 (Stern D) Energy: building energy efficiency: document repository and registry.

Introduced: 2/17/2022

Last Amended: 4/4/2022

Status: 6/6/2022-June 8 set for first hearing canceled at the request of author.

Location: 5/27/2022-A. U. & E.

Summary:

Current law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, standards for minimum levels of operating efficiency to promote the use of energy-efficient and water-efficient appliances whose use requires a significant amount of energy or water on a statewide basis. Current law requires the commission to approve a plan that will promote compliance with specified regulations in the installation of central air conditioning and heat pumps and authorizes the commission to adopt regulations to increase compliance with permitting and inspection requirements for central air conditioning and heat pumps, and associated sales and installations, consistent with that plan. This bill would require the commission, on or before January 1, 2024, to submit to the Legislature a report proposing a statewide compliance document repository and data registry that would register and store compliance, installation, and acceptance test documentation required by the regulations specified above, as provided, and a report proposing a statewide heating, ventilation, and air conditioning equipment sales registry and compliance tracking system to identify the installation of heating, ventilation, and air conditioning equipment done without permit or testing of proper performance, as provided.

Attachments:

[CALBO Support As Amended 4.4.22](#)

[CALBO Support As Introduced 2.17.22](#)

Position: Support

[SB 1194](#) (Allen D) Public restrooms: building standards.

Introduced: 2/17/2022

Last Amended: 4/19/2022

Status: 5/27/2022-Referred to Com. on B. & P.

Location: 5/27/2022-A. B.&P.

Summary:

Would authorize a city, county, or city and county to require, by ordinance or resolution, that public restrooms constructed within its jurisdiction comply with specified requirements instead of complying with the plumbing standards set forth in the California Building Standards Code. This bill would, except as specified, require public restroom facilities to be designed to serve all genders, as specified. The bill would give a city, county, or city and county discretion to exclude certain occupancies from the bill's requirements.

Position: Support if Amended

SB 1230 (Limón D) Zero-emission and near-zero-emission vehicle incentive programs: requirements.

Introduced: 2/17/2022

Last Amended: 5/19/2022

Status: 6/2/2022-Referred to Coms. on TRANS. and NAT. RES.

Location: 6/2/2022-A. TRANS.

Summary:

Current law establishes or authorizes the establishment of various incentive programs that are administered or funded by the State Air Resources Board to provide financial assistance for the purchase of zero-emission or near-zero-emission vehicles by individuals, including, among others, the Clean Cars 4 All Program. Under current law, the Clean Cars 4 All Program is administered by the state board to focus on achieving reductions in the emissions of greenhouse gases, improvements in air quality, and benefits to low-income state residents through the replacement of high-polluter motor vehicles with cleaner and more efficient motor vehicles or a mobility option. The state board, in partnership with the Beneficial State Foundation, also administers the Clean Vehicle Assistance Program, funded by the California Climate Investments cap-and-trade program, to provide grants and affordable financing to help income-qualified state residents purchase or lease a clean vehicle. This bill would, on or before July 1, 2023, require the state board, with respect to the various zero-emission and near-zero-emission vehicle incentive programs administered or funded by the state board, to adopt certain revisions to those programs if the state board finds

those revisions to be feasible. The bill would require the state board, if it finds that the adoption of one or more of the revisions is infeasible, to prepare a report, as specified, describing the rationale for the finding, to post the report on its internet website, and to provide a notice of the report to the relevant policy and fiscal committees of the Legislature.

Position: Watch

SB 1258 (Allen D) Clean Transportation Program: electric vehicle charging: fleet-operated vehicles.

Introduced: 2/17/2022

Last Amended: 5/19/2022

Status: 5/27/2022-In Assembly. Read first time. Held at Desk.

Location: 5/26/2022-A. DESK

Summary:

Current law requires the State Energy Resources Conservation and Development Commission to give preference to those projects that maximize the goals of the Clean Transportation Program based on specified criteria and to fund specified eligible projects, including, among others, alternative and renewable fuel projects to develop and improve alternative and renewable low-carbon fuels. Current law creates the Alternative and Renewable Fuel and Vehicle Technology Fund, to be administered by the commission, and requires the moneys in the fund, upon appropriation by the Legislature, to be expended by the commission to implement the program. This bill would authorize electric vehicle charging station infrastructure that supports the adoption of specified zero-emission vehicles for fleet-operated vehicles by 2030 to be eligible for funding under the program.

Position: Watch

SB 1291 (Archuleta D) Hydrogen-fueling stations: administrative approval.

Introduced: 2/18/2022

Last Amended: 4/5/2022

Status: 6/2/2022-Referred to Coms. on L. GOV. and TRANS.

Location: 6/2/2022-A. L. GOV.

Summary:

Current law prohibits a city, county, or city and county from denying an application for a use permit to install an electric vehicle charging station unless it makes written findings that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Current law requires that any conditions imposed on an application to install an electric vehicle charging station be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible. This bill would extend these provisions to apply to the installation of hydrogen-fueling stations. The bill would define "hydrogen-fueling station" to mean the equipment used to store and dispense hydrogen fuel to vehicles according to industry codes and standards and that is open to the public.

Position: Watch

SB 1297 (Cortese D) Low-embodied carbon building materials: carbon sequestration.

Introduced: 2/18/2022

Last Amended: 5/10/2022

Status: 5/27/2022-Referred to Com. on NAT. RES.

Location: 5/27/2022-A. NAT. RES.

Summary:

Would require the Energy Commission, in consultation with specified state agencies and other entities, to develop a plan as part of the 2023 Integrated Energy Policy Report to advance low-carbon materials and methods in building and construction projects that details a strategy and recommendations to minimize embodied carbon and maximize carbon sequestration in building materials, as provided. The bill would require the state board to develop an accounting protocol to quantify embodied carbon and carbon sequestration in building materials. Following the adoption of that protocol, the bill would require the Natural Resources Agency to incorporate, as appropriate, projects using low-embodied carbon building materials or carbon sequestration in building materials into the California Carbon Sequestration and Climate Resiliency Project Registry. The bill

would require the Office of Planning and Research to evaluate the circumstances in which the use of low-embodied carbon building materials or carbon sequestration in building materials is an acceptable mitigation measure pursuant to the California Environmental Quality Act.

Position: Neutral

SB 1332 (Becker D) Building performance standards.

Introduced: 2/18/2022

Last Amended: 3/16/2022

Status: 3/16/2022-From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.

Location: 2/18/2022-S. RLS.

Summary:

Would provide that it is the intent of the Legislature to later enact legislation to create building performance standards for improvements in water and energy efficiency and reductions in the emissions of greenhouse gases in large buildings and to create a set of related financial support programs and tenant protection measures, as specified.

Position: Oppose

SB 1372 (Stern D) Sustainable Groundwater Management Act: groundwater sustainability plans: groundwater rights.

Introduced: 2/18/2022

Last Amended: 3/16/2022

Status: 5/5/2022-Referred to Com. on W.,P., & W.

Location: 5/5/2022-A. W.,P. & W.

Summary:

The Sustainable Groundwater Management Act requires all groundwater basins designated as high- or medium-priority basins by the Department of Water Resources that are designated as basins subject to critical conditions of overdraft to be managed under a groundwater sustainability plan or coordinated groundwater sustainability plans by January 31, 2020, and requires all other groundwater basins designated as high- or medium-priority basins to be managed under a groundwater sustainability plan or coordinated groundwater sustainability plans by January 31, 2022, except

as specified. This bill would provide that the approval of a groundwater sustainability plan by the department shall not be construed to be a determination by or otherwise an opinion of the department that the allocation of groundwater pumping rights in the plan are consistent with groundwater rights law.

Position: Watch

SB 1385 (Cortese D) Electricity: multifamily housing local solar program.

Introduced: 2/18/2022

Last Amended: 5/19/2022

Status: 5/27/2022-In Assembly. Read first time. Held at Desk.

Location: 5/26/2022-A. DESK

Summary:

Current law requires the Public Utilities Commission, by June 30, 2017, to authorize, through the Multifamily Affordable Housing Solar Roofs Program, the awarding of monetary incentives for qualifying solar energy systems that are installed on qualified multifamily affordable housing properties through December 31, 2030. This bill would require the commission, on or before January 1, 2024, to establish a new multifamily housing local solar program that would require each electrical corporation with more than 100,000 service connections in California to construct, or contract for the construction of, a solar and storage system on or near qualified multifamily housing, as specified. The bill would require the commission, when the installed capacity of the program reaches 500 megawatts or as of January 1, 2026, whichever occurs first, to evaluate the program, as provided. The bill would repeal these provisions on January 1, 2027.

Position: Watch

SB 1393 (Archuleta D) Energy: appliances: local requirements.

Introduced: 2/18/2022

Last Amended: 5/19/2022

Status: 5/27/2022-In Assembly. Read first time. Held at Desk.

Location: 5/26/2022-A. DESK

Summary:

Current law requires the State Energy Resources Conservation and

Development Commission to gather or develop, and publish on its internet website, guidance and best practices to help building owners, the construction industry, and local governments overcome barriers to electrification of buildings and installation of electric vehicle charging equipment that include one or more specified topics. This bill would require the commission to gather or develop, and publish on its internet website, the guidance and best practices by July 1, 2023, and would require the guidance to include all of those specified topics and additional topics. The bill would require the commission to update annually the guidance and best practices. The bill would require a city, including a charter city, or county, when adopting an ordinance requiring the replacement of a fossil fuel-fired appliance with an electric appliance upon the alteration or retrofit of a residential and nonresidential building, to consider the guidance published by the commission.

Position: Watch

SB 1482 (Allen D) Building standards: electric vehicle charging infrastructure.

Introduced: 2/18/2022

Last Amended: 5/19/2022

Status: 5/27/2022-In Assembly. Read first time. Held at Desk.

Location: 5/26/2022-A. DESK

Summary:

Current law requires the Department of Housing and Community Development to propose to the commission for consideration mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and submit the proposed mandatory building standards. Current law requires the department and the commission, in proposing and adopting these standards, to actively consult with specified parties. This bill would require those mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings to require that each dwelling unit with access to a parking space have access to a 208/240 volt branch circuit of at least 20 amperes terminating in a receptacle for use by an electric vehicle driver to charge their plug-in electric

vehicle, specified signage for those electric vehicle parking spaces, and electrical wiring design options, as specified. The bill would provide for additional parties that the commission and the department would be required to consult with in proposing and adopting these standards.

Attachments:

[CALBO Opposed As Introduced 2.18.22](#)

Position: Oppose